
1. CALL TO ORDER

Secretary Ruffatto called the meeting to order at 7:00 p.m. on Thursday, March 22, 2007.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Didier, Dorband, Malandrino, Ruffatto and Steilen. Commissioner Lang gave prior notice of his absence. Also present were Andrew Jennings, Village Planner, Rick Glenz, Village Engineer, Tony Stavros, Village Engineering and Fire Marshal Lemke.

4. CHANGES TO THE AGENDA

Commissioner Dorband moved, seconded by Commissioner Malandrino to nominate Commissioner Steilen as Chairman Pro-tem. The motion was approved by a voice vote.

Mr. Jennings noted there was a revised agenda dated March 16, 2007 with an extra item added (Previous Docket No. PC 03-27 – Item C).

5. ITEMS FOR REVIEW

- A)** Docket No. SCBA 07-11
Froots Restaurant
1568 West Lake Cook Road/Schwind Crossing Shopping Center
Approval of a Business Identification Wall Sign

Mr. Leonardo Aquino, Aquino Family Enterprises was present.

Mr. Aquino reported the sign included a logo and was approximately 18' in length and 19" in height.

Commissioner Malandrino liked the sign but mentioned the letters appeared fuzzy. Mr. Aquino explained the business was part of a franchise and the letters could not be changed.

Commissioner Dorband liked the sign.

Commissioner Didier felt it was a great sign.

Commissioner Steilen thought it was an innovative sign.

Commissioner Ruffatto moved, seconded by Commissioner Dorband, to approve Docket No. SCBA 07-11 to permit installation of a business identification wall sign in accordance with the sign drawing and specification sheet prepared by USA Signs, submitted on March 13, 2007, on behalf of Froots Restaurant, 1568 Lake Cook Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

**Wheeling Plan Commission
Regular Meeting**

March 22, 2007

AYES: Commissioners Didier, Dorband, Malandrino, Ruffatto, Steilen
NAYS: None
ABSENT: Commissioner Lang
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- B)** Docket No. SCBA 07-12
IMC Camco
1444 South Wolf Road
Approval of a Sign Face Change to the Existing Freestanding Sign

Mr. Eric Dohman, Nu-Way Signs was present.

Mr. Dohman reported the sign was an existing monument sign that was being refaced to reflect a new joint venture. He provided copies of the letterhead and a business card. A new landscaping plan had been submitted.

Commissioner Didier liked the new sign better than the old sign.

Commissioner Ruffatto liked the sign.

Commissioner Dorband liked the sign but questioned if the petitioner could increase the size of the address numbers. Mr. Dohman agreed to increase the size.

In reply to Commissioner Malandrino's question, Mr. Dohman confirmed the sign was internally illuminated.

In reply to Commissioner Steilen's question, Mr. Dohman agreed to increase the address letters to 6". Commissioner Steilen suggested adding it as a condition.

Commissioner Dorband moved, seconded by Commissioner Malandrino to approve Docket SCBA 07-12 to permit a freestanding business identification sign as shown on the following drawings submitted by Nu-Way Signs, Inc. for IMC Camco located at 1444 South Wolf Road, Wheeling, Illinois:

- Freestanding sign design drawing received March 8, 2007
- Sign landscaping plan received March 15, 2007

And with the following condition:

- Increase height of address numbers to 6"

On the roll call, the vote was as follows:

AYES: Commissioners Didier, Dorband, Malandrino, Ruffatto, Steilen
NAYS: None
ABSENT: Commissioner Lang
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- C)** Previous Docket No. PC 03-27
Accellent (formerly Spectrum Manufacturing)
140 E. Hintz Road
Minor Site Plan and Appearance Modification to the Previously Approved
Building Addition (never constructed)

Mr. Jennings explained the petitioner had approached Staff with a minor change to a previously approved building addition. The previous approval was not yet constructed. The changes include a minor entryway added to connect the existing warehouse area and the new warehouse area with some additional parking spaces in front of the property.

Mr. Cary Goldberg, Accellent was present.

Mr. Goldberg explained there had been a change of their business plan due to an acquisition. They are in need of the extra space. They are planning to bring 20 jobs into the community with the addition. They are a medical device manufacturer.

In reply to Commissioner Didier's question, Mr. Goldberg explained the third lot was undeveloped and would become a parking area. The current parking lot would become the building addition. Additional spaces have been added in the front to alleviate some of the parking congestion.

Commissioner Dorband was in favor of having more parking than required.

Commissioner Malandrino was pleased the business was doing so well.

In reply to Mr. Stavros' question, Mr. Goldberg stated they currently had 112 parking stalls, and then later corrected the current count to 84 stalls. Mr. Goldberg explained their employees were divided amongst three shifts in three buildings. Mr. Stavros referred to the employees parking on the street on a daily basis. He explained it created problems for snow removal in the Village. He noted the Code required all operations to be maintained on the property. Mr. Stavros questioned if the cars would be removed from the street with the new addition. Mr. Goldberg agreed to ask the employees to park off the road, although he was unsure if it was legal. Mr. Stavros reiterated that the Code needed to be followed. Mr. Goldberg was unsure of the reason the employees parked on the road.

In reply to Commissioner Didier's question, Mr. Goldberg confirmed there were sidewalks on Hintz Road.

Mr. Jennings suggested adding a condition that the petitioner work with Staff to find additional parking locations on their site.

Commissioner Didier moved, seconded by Commissioner Malandrino Approve Previous Docket No. PC 03-27 to permit minor site plan and building appearance modifications to the previously approved building addition (which was never constructed) in accordance with the latest site plan and elevation drawings received March 16, 2007, by Harris Architects Inc., on behalf of Accellent Endoscopy / Spectrum Manufacturing, 140 E. Hintz Road, Wheeling, Illinois, with the following condition:

1. Work with Staff regarding locating additional parking on the site

On the roll call, the vote was as follows:

AYES: Commissioners Didier, Dorband, Malandrino, Ruffatto, Steilen
NAYS: None
ABSENT: Commissioner Lang
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- D)** Docket No. 2007-8
Larisa Mulik
Smile Childcare Inc.
279 North Wolf Road
Special Use and Associated Site Plan Approval to Operate a Home Daycare

See Findings of Fact and Recommendation for Docket No. 2007-8.

Commissioner Ruffatto moved, seconded by Commissioner Malandrino to continue Docket No. 2007-8 to May 10, 2007. The motion was approved by a voice vote.

- E)** Docket No. 2007-9
Wheeling Station
Proposed Residential/Retail Planned Unit Development in the MXT District
(PRELIMINARY REVIEW)
Northwest Corner of Dundee Road and Northgate Parkway
Special Use-Site Plan-Building Appearance Review

See Findings of Fact and Recommendation for Docket No. 2007-9.

Commissioner Didier moved, seconded by Commissioner Malandrino to **recommend approval of Docket No. 2007-9** Preliminary Review of Special Use, Associated Site Plan, and Appearance Approval for the Wheeling Station Mixed-Use Planned Unit Development as required under Chapter 19-05, Mixed-Use and Overlay Districts, Chapter 19-09 Planned Unit Developments, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements,

As shown on the following plans/exhibits submitted on March 8, 2007, by Architectural Environments on behalf of RPR Investments, for the mixed-use planned unit development to be located on the vacant property located at the northwest corner of Dundee Road and Northgate Parkway, Wheeling, Illinois:

- Sheet C1.1, Site plan and site data sheet
- Preliminary landscape plan
- Plant list and planting details
- Sheet A1.0, Parking Plan – level P-1
- Sheet A1.1, Parking Plan – level P-2
- Sheet A1.2, Parking Plan – level P-2 (retail)
- Sheet A2.0, Typical Condo Floor Plan
- Sheet A5.1, Building I (Phase I) elevations
- Sheet A5.2, Building II & III elevations
- Sheet A5.3, Enlarged Building II & III rear elevation (labeled front elevation)

with the following conditions:

1. That the petitioner shall submit a traffic study that includes a review of the reconfiguration of Northgate Parkway at Dundee Road;
2. That Northgate Parkway shall be reconfigured in conjunction with the development of the site if such a modification is included in the traffic study recommendation;
3. That final engineering plans shall be submitted in conjunction with the Final PUD plan;
4. That the petitioner shall submit plans for site lighting, building lighting, and light fixture specifications incorporating suggestions by the Plan Commission (if any);
5. That the petitioner shall submit fully-labeled color elevations with material samples for all four buildings;
6. That any exterior mechanical units shall be screened and clearly labeled on the plans;
7. That additional signage is proposed, including the clear identification of exits and entrances;
8. That an additional access to Dundee Road is provided. The access shall be a right-in / right-out if possible, but must allow emergency vehicles to exit at minimum;
9. That the petitioner develop and submit a contingency plan for the reuse of retail units in the event that they fail to thrive with limited access;
10. That bicycle parking is added to serve the retail area and the bank; and
11. That the walkways are to be extended to the gazebo.
12. That an irrigation system is to be provided for landscaped areas.

On the roll call, the vote was as follows:

AYES: Commissioners Didier, Malandrino, Ruffatto, Steilen
NAYS: Commissioner Dorband
ABSENT: Commissioner Lang
PRESENT: None
ABSTAIN: None

There being four affirmative votes, the motion was approved.

Commissioner Ruffatto moved, seconded by Commissioner Didier to close Docket No. 2007-9. The motion was approved by a voice vote.

6. APPROVAL OF MINUTES - March 8, 2007

Commissioner Dorband moved, seconded by Commissioner Ruffatto to approve the minutes dated March 8, 2007 as presented. The motion was approved by a voice vote.

7. OTHER BUSINESS

Mr. Jennings reported that the owner of Center Plaza had an ongoing issue with trucks driving over the curbs. They are requesting approval to add bollards to the end of the landscaped islands. Mr. Jennings questioned whether the Commission considered the change a minor site plan change or an appearance item.

Commissioners Ruffatto and Steilen did not like concrete. Commissioner Steilen suggested illuminating them.

Commissioner Steilen felt it was a minor site plan change.

Commissioner Ruffatto felt it was a minor site plan change.

The following was a poll if it needed the Plan Commission's approval:

Commissioner Dorband: Minor site plan change
Commissioner Didier: Minor site plan change
Commissioner Ruffatto: Minor site plan change
Commissioner Steilen: Minor site plan change
Commissioner Malandrino: Work with Staff

Commissioner Malandrino questioned if it was more feasible to extend Dundee under the railroad tracks or send the railroad tracks under Dundee. Mr. Stavros stated that putting the road under the tracks would make more sense. Mr. Stavros referred to a similar situation on Lake Cook Road near Waukegan Road in Deerfield.

Commissioner Dorband referred to the graffiti at Colonial Town homes she indicated it was getting worse.

8. ADJOURNMENT

Commissioner Ruffatto moved, seconded by Commissioner Didier to adjourn the meeting at 9:46 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Jim Ruffatto, Secretary
Wheeling Plan Commission

**MINUTES E-MAILED TO THE PC ON 4-5-07
FOR APPROVAL AT THE PC MEETING ON 4-12-07**